VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES DOWNTOWN WEST

PROJECT INFORMATION

 PROJECT NAME: DOWNTOWN WEST

OWNERS: GOOGLE LLC **DIRIDON STATION JOINT VENTURES LLC**

RHYOLITE ENTERPRISES LLC

PG&E

SCVTA CITY OF SAN JOSE

CALTRANS

SOUTHERN PACIFIC TRANSPORTATION CO

LATIN AMERICAN ASSEMBLIES OF GOD

 SUBDIVIDER: GOOGLE LLC

ENGINEER:

PROPOSED USE:

TOTAL UNITS:

HMH ENGINEERS 1570 OAKLAND ROAD

> SAN JOSE, CA 95131 VITINA MANDELLA, RCE #73073

 STREET LOCATION: 450 W SANTA CLARA STREET

 EXISTING ZONING: A(PD) PDC19-039 PENDING

 EXISTING GP DESIGNATION: TRANSIT EMPLOYMENT CENTER, PUBLIC/QUASI-

PUBLIC, COMMERCIAL DOWNTOWN, DOWNTOWN, COMBINED INDUSTRIAL COMMERCIAL, OPEN SPACE

PARKLANDS AND HABITAT

• EXISTING USE: COMMERCIAL, RESIDENTIAL, INDUSTRIAL

> COMMERCIAL, RESIDENTIAL, MIXED USE, OPEN SPACE, AND ALL OTHER USES CONTEMPLATED BY THE

ZONING APPLICATION WATER SUPPLY: SAN JOSE WATER COMPANY

 SEWAGE DISPOSAL: CITY OF SAN JOSE

 ASSESSOR'S PARCEL #(S): 264-15-015, -016, -017, -018, -019, -063, -064, -065

261-37-016, -020, -021, -023, -029, -030, -031 259-47-038, -040, -077, -079, -080

261-35-002, -003, -006, -007, -010, -014, -027

259-48-011, -012, -013, -052, -053

259-38-009, -010, -011, -014, -015, -018, -019, -027, -028, -029, -036, -039, -040, -041, -042, -085, -087, -088, -089, -090, -109, -110, -113, -114, -116, -117, -119, -121, -122, -123, -124, -128,

-129, -130, -132, -133, -134, -135, -139, -141, -142, -145, -146,

259-28-031, -041, -043, -044 259-27-003, -008, 009, -010, -011, -014, -015, -016, -017

DOWNTOWN WEST DESIGN STANDARDS AND GUIDELINES

259-26-017, -022 259-37-060

• STREET TREES: SHALL CONFORM TO SECTION 6.12 OF THE

TOTAL SITE AREA:

 PUBLIC STREET DEDICATION: ±05.47 ACRES

 PUBLIC STREET VACATION: ±04.98 ACRES

• PROPOSED LOTS: 38 BUILDABLE LOTS, 19 COMMON LOTS, UP TO 5900

RESIDENTIAL CONDOMINIUMS, UP TO 20

COMMERCIAL CONDOMINIUMS

MAXIMUM TOTAL RESIDENTIAL CONDOMINIUM UNITS:

5900; MAXIMUM TOTAL COMMERCIAL CONDOMINIUM

UNITS: 20 • FLOOD ZONE: ZONE A, ZONE X, ZONE D

• TITLE REPORT THE TITLE REPORTS THAT WERE USED FOR THE PREPARATION OF THIS MAP WERE PREPARED BY

FIRST AMERICAN TITLE COMPANY, ORDER NUMBERS: NCS-980774-SC, 2019-09-17; NCS-980775-SC, 2019-09-23; NCS-980776-SC, 2019-09-23, NCS-98077-SC, 2020-03-12; NCS-980778-SC, 2020-08-21; NCS-980779-SC, 2019-10-10;

NCS-980780-SC, 2019-10-16; NSC-970781-SC, 2019-11-25; NCS-10167909-SC, 2020-06-10

GENERAL NOTES

- WATER POLLUTION CONTROL PLAN- PURSUANT TO CHAPTER 15.12 OF THE SAN JOSE MUNICIPAL CODE, NO VESTED RIGHT TO A BUILDING PERMIT SHALL ACCRUE AS A RESULT OF THE GRANTING OF ANY LAND DEVELOPMENT APPROVALS AND APPLICATIONS WHEN AND IF THE CITY MANAGER MAKES A DETERMINATION THAT THE CUMULATIVE SEWAGE TREATMENT DEMAND ON THE SAN JOSE-SANTA CLARA WATER POLLUTION CONTROL PLANT REPRESENTED BY APPROVED LAND USES IN THE AREA SERVED BY SAID PLANT WILL CAUSE THE TOTAL SEWAGE TREATMENT DEMAND TO MEET OR EXCEED THE CAPACITY OF THE SAN JOSE-SANTA CLARA ON THE CITY BY THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD FOR THE SAN FRANCISCO BAY REGION. SUBSTANTIVE CONDITIONS DESIGNED TO DECREASE SANITARY SEWAGE ASSOCIATED WITH ANY LAND USE APPROVAL MAY BE IMPOSED BY THE APPROVING AUTHORITY.
- 2. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE PARKLAND DEDICATION ORDINANCE (CHAPTER 19.38 OF TITLE 19 OF THE SAN JOSE MUNICIPAL CODE), FOR THE DEDICATION OF LAND FOR PARKS PURPOSES, UNDER THE FORMULAE CONTAINED
- 4. DEMOLITION PERMITS MAY BE ISSUED PRIOR TO ISSUANCE OF FINAL BUILDING PERMITS AND RECORDATION OF PHASED FINAL
- 5. ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT FINAL MAP(S) STAGE.
- 6. NO WELLS EXIST ON THIS SITE.
- 7. NO NEW STREET NAMES HAVE BEEN APPROVED AT THIS TIME.
- 8. ALL EXISTING BUILDINGS WILL BE REMOVED, PRIOR TO SUBDIVISION OF PROPERTY, UNLESS OTHERWISE NOTED.
- 9. EXISTING INTERIOR LOT LINES TO BE REMOVED UNLESS OTHERWISE NOTED.
- 10. THE LOCATIONS OF PUBLICLY-DEDICATED EASEMENTS SHOWN HEREON ARE APPROXIMATE AND WILL BE FINALIZED ON PHASED
- 11. PROPOSED PRIVATE ACCESS WAYS MAY ALSO INCLUDE PUBLIC ACCESS EASEMENTS (PAE), PUBLIC UTILITY EASEMENTS (PUE), EMERGENCY VEHICLE ACCESS EASEMENTS (EVAE), AND ANY PRIVATE UTILITIES AND IMPROVEMENTS.

MISCELLANEOUS NOTES

- 1. THIS VESTING TENTATIVE MAP ("VESTING MAP") IS FILED IN ACCORDANCE WITH GOVERNMENT CODE SECTION 66452.
- 2. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS (EACH A "PHASED" FINAL MAP") PURSUANT TO GOVERNMENT CODE
- 3. PURSUANT TO GOVERNMENT CODE SECTION 66498.3, THIS VESTING TENTATIVE MAP IS FILED CONCURRENT WITH AN APPLICATION TO CHANGE THE ZONING OF THE PROPERTY INCLUDED WITHIN THE PROPOSED SUBDIVISION TO A PLANNED DEVELOPMENT ZONING DISTRICT TOGETHER WITH A GENERAL DEVELOPMENT PLAN AND PLANNED DEVELOPMENT ("PD") PERMIT (COLLECTIVELY, THE "ZONING APPLICATION"). THE PD PERMIT INCLUDES THE DOWNTOWN WEST STREET STANDARDS AND GUIDELINES ("DWDSG"), THE DOWNTOWN WEST IMPROVEMENT STANDARDS ("DWIS"), CONCEPTUAL INFRASTRUCTURE PLAN SHEETS AND CONFORMANCE REVIEW IMPLEMENTATION GUIDE. APPROVAL OF THIS VESTING MAP SHALL CONFER A VESTED RIGHT TO PROCEED WITH DEVELOPMENT PURSUANT TO THE ZONING APPLICATION (PURSUANT TO TITLE 20 OF THE CITY OF SAN JOSE ["CITY"] MUNICIPAL CODE AS CONTEMPLATED BY GOVERNMENT CODE SECTION 66498.3(A) PROVIDED THAT THE ZONING APPLICATION IS APPROVED.

NOTES RELATING TO CONDOMINIUMS

- 1. THE PROPERTY COVERED BY THIS VESTING MAP HAS BEEN APPROVED BY THE CITY FOR CREATION OF CONDOMINIUMS CONSISTING OF UP TO 5,900 RESIDENTIAL UNITS ("TOTAL APPROVED RESIDENTIAL CONDOMINIUM UNITS") AND 20 COMMERCIAL UNITS ("TOTAL APPROVED COMMERCIAL CONDOMINIUM UNITS"). THE ESTABLISHMENT OF CONDOMINIUMS AND SEPARATION OF THREE-DIMENSIONAL PORTIONS OF THE PROPERTY FROM THE REMAINDER THEREOF SHALL NOT CONSTITUTE A FURTHER SUBDIVISION AS DEFINED IN GOVERNMENT CODE SECTION 66424 AND, PURSUANT TO THE AUTHORITY OF GOVERNMENT CODE SECTION 66427(E), MAY OCCUR BY ONE OR MORE CONDOMINIUM PLANS WITHOUT FURTHER APPROVAL BY THE CITY COUNCIL.
- 2. SUBDIVIDER SHALL BE PERMITTED TO ASSIGN UNITS FROM THE TOTAL APPROVED RESIDENTIAL CONDOMINIUM UNITS AND THE TOTAL APPROVED COMMERCIAL CONDOMINIUM UNITS TO SPECIFIC LOTS AS SHOWN ON PHASED FINAL MAPS. UPON SUCH ASSIGNMENT AND RECORDATION OF THE ASSOCIATED PHASED FINAL MAP, ANY ASSIGNED UNITS SHALL BE DEBITED FROM THE TOTAL APPROVED RESIDENTIAL CONDOMINIUM UNITS AND TOTAL APPROVED COMMERCIAL CONDOMINIUM UNITS AS APPLICABLE. NO FURTHER CITY APPROVAL SHALL BE REQUIRED FOR SUBDIVIDER TO CONSTRUCT RESIDENTIAL OR COMMERCIAL UNITS THROUGH SUBSEQUENT CONDOMINIUM PLANS FOR THE SUBJECT LOTS PROVIDED THAT THE NUMBER OF RESIDENTIAL OR COMMERCIAL UNITS ASSIGNED TO ANY GIVEN LOT DOES NOT EXCEED THE NUMBER OF UNITS DEPICTED ON THE ASSOCIATED PHASED FINAL MAP. THE CUMULATIVE NUMBER OF RESIDENTIAL CONDOMINIUM UNITS AND COMMERCIAL CONDOMINIUM UNITS ASSIGNED TO LOTS ON PHASED FINAL MAPS MAY NOT AT ANY TIME EXCEED THE TOTAL APPROVED RESIDENTIAL UNITS AND TOTAL APPROVED COMMERCIAL UNITS.
- 3. PURSUANT TO THE 2021 ("DA"), SUBDIVIDER IS AUTHORIZED TO APPROVED ON SQUARE FEET OF COMMERCIAL USES WITHIN THE SUBDIVISION. THERE IS NO UNIT-BASED LIMITATION ON COMMERCIAL DEVELOPMENT. AS SUCH, "TOTAL APPROVED COMMERCIAL CONDOMINIUM UNITS," WHICH INCLUDE RETAIL, OFFICE AND RENTAL APARTMENT AND OTHER COMMERCIAL USES, ARE DESCRIBED HEREIN SOLELY FOR THE PURPOSE OF DESCRIBING APPROVED COMMERCIAL CONDOMINIUM UNITS.
- 4. IN THE EVENT THAT SUBDIVIDER ALLOCATES RESIDENTIAL OR COMMERCIAL CONDOMINIUM UNITS TO A LOT ON A PHASED FINAL MAP AND THOSE UNITS ARE NOT CONSTRUCTED, SUBDIVIDER MAY REQUEST A CERTIFICATE OF CORRECTION PURSUANT TO GOVERNMENT CODE SECTION 66469 TO RECONCILE THE NUMBER OF RESIDENTIAL OR COMMERCIAL CONDOMINIUM UNITS ASSIGNED TO THE LOT ON THE PHASED FINAL MAP WITH THE AS-BUILT CONSTRUCTION. ANY SUCH REDUCTION IN UNITS SHALL BE CREDITED TO THE TOTAL APPROVED RESIDENTIAL UNITS OR TOTAL APPROVED COMMERCIAL UNITS AS APPLICABLE.

NOTES RELATING TO ALTERNATIVE SHEETS AND OPEN SPACE DEDICATIONS

- 1. SHEETS 4A, 4B, 4C, 7A, 7B, 9A, 9B, 10A, 10B, 11A, 11B (EACH AN "ALTERNATIVE SHEET" AND COLLECTIVELY THE "ALTERNATIVE SHEETS") DEPICT ALTERNATIVE LOT CONFIGURATIONS PROPOSED FOR APPROVAL PURSUANT TO THIS VESTING MAP. THE ALTERNATIVE LOT SIZES AND CONFIGURATIONS DEPICTED ON THE ALTERNATIVE SHEETS ADDRESS FLEXIBILITY FOR OPEN SPACE AREAS (BOTH PRIVATELY-OWNED AND DEDICATED OPEN SPACE) CONTEMPLATED BY THE DWDSG. FOR EACH ASSOCIATED PHASED FINAL MAP, SUBDIVIDER SHALL DEMONSTRATE THAT LOTS DEPICTED ON THE PHASED FINAL MAP SUBSTANTIALLY CONFORM WITH A CORRESPONDING ALTERNATIVE SHEET.
- 2. LOTS A, B, E, F, H, I, P, Q, R AND A PORTION OF LOT 20 (A FUTURE AIRSPACE PARCEL), AS SHOWN ON THE ALTERNATIVE SHEETS, ARE PROPOSED FOR DEDICATION TO THE CITY PURSUANT TO CHAPTER 19.38 OF THE CITY CODE. THESE LOTS ARE APPROXIMATE AND WILL BE DIMENSIONED ON PHASED FINAL MAPS. SAID LOTS MAY BE ADJUSTED TO EXPAND OR CONTRACT TO ACCOUNT FOR FINAL OPEN SPACE PROGRAMMING, STREET OR UTILITY ENGINEERING, AND VERTICAL DESIGN, PROVIDED (1) THAT THE SUM TOTAL OF THE OPEN SPACE LOTS DEDICATED TO THE CITY CONCURRENT WITH PHASED FINAL MAPS (AND SUBJECT TO ANY DELAYED DEDICATIONS AS PERMITTED IN AN AGREEMENT PURSUANT TO GOVERNMENT CODE SECTION 66462) SHALL NOT BE LESS THAN 4.8 ACRES AND (2) ANY RECONFIGURATION IS CONSISTENT WITH APPLICABLE STANDARDS IN THE DWDSG.
- 3. ALL PUBLIC OPEN SPACE DEDICATIONS PURSUANT TO THIS VESTING MAP ARE SUBJECT TO TERMS OF THE PARKLAND AGREEMENT FOR TENTATIVE MAP NO. PT20-027 BETWEEN THE CITY OF SAN JOSE AND GOOGLE LLC AND RESTRICTIONS AND COVENANTS RELATING TO PRIVATE RECREATIONAL IMPROVEMENTS ("PARKLAND AGREEMENT"). MODIFICATIONS TO LOTS SHOWN HEREON MAY BE REQUIRED TO IMPLEMENT THE PARKLAND AGREEMENT, OR, TO FACILITATE MODIFICATION OF OPEN SPACE LOTS AS REQUIRED OR PERMITTED BY THE DWDSG AND/OR THE DEVELOPMENT AGREEMENT. ANY SUCH MODIFICATIONS SHALL BE REFLECTED ON PHASED FINAL MAPS WHICH SHALL BE DEEMED TO SUBSTANTIALLY CONFORM WITH THIS VESTING MAP NOTWITHSTANDING ANY MODIFICATION TO LOTS FOR THE PURPOSES DESCRIBED IN THIS NOTE.

NOTES RELATING TO MID-BLOCK PASSAGES, PRIVATE STREETS AND ANY NON-DEDICATED OPEN SPACE AREAS

- 1. PRIVATELY-OWNED OPEN SPACES: OPEN SPACE AREAS OTHER THAN THOSE IDENTIFIED AS PUBLICLY-DEDICATED OPEN SPACES (I.E. LOTS A, B, E, F, H, I, P, Q, R AND A PORTION OF LOT 20) SHALL BE PRIVATELY OWNED UNLESS THE CITY COUNCIL. THROUGH A SUBSEQUENT PROCESS, AGREES TO ACCEPT THE DEDICATION OF THESE AREAS PURSUANT TO TITLE 19 OF THE MUNICIPAL CODE. ALL PRIVATELY-OWNED OPEN SPACES SHOWN HEREON AND SUBJECT TO SECTION 4.5 OF THE DWDSG ARE SUBJECT TO ADJUSTMENT PURSUANT TO DWDSG STANDARD \$4.5.3 RESTRICTIONS TO BE RECORDED PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR BUILDINGS ON LOTS
- THE REQUIREMENTS OF SAID STANDARD. ANY LOTS, EASEMENTS OR PRIVATELY-OWNED OPEN SPACE AREAS SHOWN
- DESCRIBED IN THE DWDSG. MID-BLOCK PASSAGES ARE SHOWN ON THIS VESTING MAP IN CONCEPTUAL LOCATIONS. FINAL LOCATIONS AND ACCESS CONTROLS WILL BE DESCRIBED IN COVENANTS, EASEMENTS OR RESTRICTIONS TO BE
- PUBLICLY-DEDICATED EASEMENTS SHOWN HEREON), EITHER THROUGH PHYSICAL CLOSURE, SIGN POSTING, OR BOTH
- 5. ANY LOT SHOWN HEREON THAT INCLUDES A MID-BLOCK PASSAGE, PRIVATELY-OWNED SPACE OR PRIVATE STREET SHALL BE SUBJECT TO A CONDITION OF APPROVAL STATING THAT ANY VERTICAL CONSTRUCTION ON SUCH LOT SHALL BE LIMITED TO "BUILDABLE ZONES" AS DEFINED IN STANDARD S5.5.1 OF THE DWDSG.

NOTES RELATING TO AIR SPACE LOTS

- 1. THIS VESTING MAP AUTHORIZES PHASED FINAL MAPS THAT VERTICALLY SUBDIVIDE AIR SPACE INTO SEPARATE AIR SPACE LOTS FOR PURPOSES OF ACCOMMODATING SEPARATE OWNERSHIP OR USES. ANY SUCH AIR SPACE LOTS SHALL BE DIMENSIONED ON THE ASSOCIATED PHASED FINAL MAP.
- 2. THIS VESTING MAP AUTHORIZES SUBDIVIDER TO VERTICALLY SUBDIVIDE LOT 20 INTO AIR SPACE LOTS TO SEPARATE THE PROPOSED SURFACE-LEVEL PARK FROM THE SUBSURFACE, SUCH THAT SUBDIVIDER MAY OFFER THE RESULTING PARK AIR SPACE LOT TO THE CITY FOR DEDICATION WHILE RETAINING THE SUB-SURFACE AIR SPACE LOT. IN THE EVENT SUBDIVIDER ELECTS THIS OPTION, SUBDIVIDER SHALL EXECUTE AN AGREEMENT WITH THE CITY PURSUANT TO GOVERNMENT CODE SECTION 66462 TO ADDRESS (1) THE TIMING OF THE DELIVERY OF THE DEED FOR THE PARK AIR SPACE LOT; (2) RESERVATION OF EASEMENTS NECESSARY TO ENSURE COMPATIBILITY OF USES; AND (3) COMPLETION OF ANY REQUIRED IMPROVEMENTS TO SERVICE THE PARK AIR SPACE LOT.

NOTES RELATING TO STREETS

- 1. ALL STREETS DESCRIBED ON THIS MAP AND REPRESENTED BY A TYPICAL CROSS SECTION ON SHEETS TM-14 THROUGH TM-20 SHALL CONFORM TO THE CORRESPONDING CROSS SECTION SHOWN HEREON. TO THE EXTENT ANY STREET OR ANY STREET ELEMENT IS NOT SHOWN HEREON. SAID STREET OR ELEMENT SHALL COMPLY WITH THE MOBILITY CHAPTER OF THE DWDSG.
- 2. THE ALIGNMENT OF STREETS SHOWN HEREON MAY BE ADJUSTED PURSUANT TO ANY PHASED FINAL MAP.
- 3. ANY IMPROVEMENTS REQUIRED TO SERVICE THE SUBDIVISION DEPICTED HEREON SHALL CONFORM TO THE DWIS AND ANY RELATED ORDINANCES APPLICABLE TO IMPROVEMENTS WITHIN THE DOWNTOWN WEST PD ZONE.
- TO THE APPROVAL OF ANY PHASED FINAL MAP AND ASSOCIATED IMPROVEMENT PLANS. ANY MODIFICATION TO LOTS. PUBLIC EASEMENTS, OR IMPROVEMENTS SHOWN HEREON AS A RESULT OF ANY FOCUSED FLTA SHALL BE PERMITTED WITHOUT THE NEED TO AMEND THIS VESTING MAP OR APPROVAL OF A SEPARATE TENTATIVE MAP OR VESTING

4. SUBDIVIDER MAY BE REQUIRED TO COMPLETE FOCUSED LOCAL TRANSPORTATION ANALYSES (EACH AN "FLTA") PRIOR

5. SUBDIVIDER SHALL IDENTIFY THE PROPERTY LINE CORNER RADIUS AT THE INTERSECTION OF ANY TWO STREETS ON PHASED FINAL MPAS. TO THE EXTENT THAT ANY CORNER RADIUS IS LESS THAN TWENTY-FOUR FEET, THE PUBLIC WORKS DIRECTOR, WILL, PURSUANT TO TITLE 19.36.070 OF THE MUNICIPAL CODE, AUTHORIZE THE PROPOSED RADIUS, BOTH AS APPLIED TO THE PHASED FINAL MAP AND TO ANY ASSOCIATED IMPROVEMENT PLANS, IF SUBDIVIDER DEMONSTRATES THE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC THROUGH THE INTERSECTION, THROUGH AN FLTA OR SIMILAR ANALYSIS.

NOTE RELATING TO VACATIONS

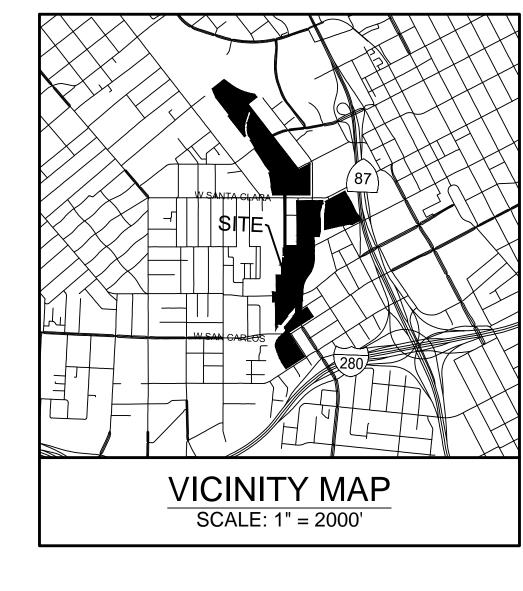
1. STREET AND UTILITY VACATIONS ARE PENDING CONCURRENT WITH THE APPLICATION FOR THIS MAP. IN ANY LOCATION WHERE VACATION OF A STREET INTEREST, UTILITY EASEMENT, OR OTHER INTEREST IS ANTICIPATED OR REQUIRED TO BE TERMINATED IN CONNECTION WITH THIS MAP, SAID VACATION SHALL BE COMPLETED PRIOR TO THE RECORDING OF ANY AFFECTED PHASED FINAL MAP.

NOTE RELATING TO DISC PROCESS AND POTENTIAL CONDEMNATION

- 1. ANY MODIFICATION TO LOTS, PUBLIC EASEMENTS OR IMPROVEMENTS SHOWN HEREON AS A RESULT OF THE PROCEDURE DESCRIBED IN DWDSG STANDARD S5.5.4 RELATING TO CONDEMNATIONS SHALL BE PERMITTED WITHOUT THE NEED TO AMEND THIS VESTING MAP OR APPROVAL OF A SEPARATE TENTATIVE MAP OR VESTING TENTATIVE MAP.
- 2. LOTS A & B SHALL BE IRREVOCABLY OFFERED FOR DEDICATION TO THE CITY AS OPEN SPACE PURSUANT TO THE ASSOCIATED PHASED FINAL MAP. AS OF THE APPROVAL OF THE VESTING MAP, IT IS ANTICIPATED THAT THE ACREAGE OF LOTS A & B WILL BE ONE OF THE FOLLOWING OPTIONS: 0.93 ACRES (TM4-A), 1.01 ACRES (TM4-B), OR 0.96 ACRES (TM-4C); AND THAT SUBDIVIDER WILL PROVIDE AN EXECUTED GRANT DEED TO THE CITY CONCURRENT WITH THE ASSOCIATED PHASED FINAL MAP AT THE TIME OF APPROVAL OF SAID MAP TO TRANSFER LOTS A & B TO CITY.
- a. IN THE EVENT THAT THE CITY ACCEPTS THE DEDICATION OF LOTS A & B, AND LOTS A & B INCLUDES ONE OF THE AFOREMENTIONED ACREAGES, SUBDIVIDER SHALL BE PERMITTED TO REDUCE THE SIZE OF ANY OF LOTS E, F, H, I, P, Q, R OR A PORTION OF LOT 20 (FUTURE AIRSPACE PARCEL) ON FUTURE PHASED FINAL MAPS BY: 0.26 ACRES (TM-4A), 0.33 ACRES (TM4-B), OR 0.29 ACRES (TM-4C); OR TO OFFSET THE AMOUNT OF ANY PAYMENTS TO CITY PURSUANT TO CHAPTER 19.38 OF THE MUNICIPAL CODE THAT WOULD OTHERWISE BE REQUIRED PURSUANT TO THE [PARKLAND AGREEMENT BETWEEN THE CITY AND SUBDIVIDER DATED _____, 2021] IN AN EQUIVALENT
- b. IN THE EVENT THAT ANY PORTION OF LOTS A & B ARE CONDEMNED PRIOR TO THE CITY'S ACCEPTANCE OF LOTS A & B, SUBDIVIDER SHALL DEDICATE THE NON-CONDEMNED PORTION OF THE AREA SHOWN HEREON AS LOTS A & B TO THE CITY, AND SHALL COOPERATE AS NECESSARY WITH THE CITY TO EFFECTUATE THE DEDICATION, INCLUDING, BUT NOT LIMITED TO, BY PROVIDING A REPLACEMENT GRANT DEED IF REQUIRED.

NOTE RELATING TO PUBLICLY-DEDICATED EASEMENTS

1. PROPOSED PUBLIC UTILITY EASEMENTS ("PUE") AND EMERGENCY VEHICLE ACCESS EASEMENTS ("EVAE") DEPICTED HEREON ARE APPROXIMATE AND WILL BE DIMENSIONED IN PROPOSED FINAL LOCATIONS ON ASSOCIATED PHASED FINAL MAPS, ADDITIONAL PUES, PUBLIC ACCESS EASEMENTS (PAES) AND EVAES MAY BE REFLECTED ON PHASED FINAL MAPS TO ACCOUNT FOR INFRASTRUCTURE DESCRIBED IN FINAL IMPROVEMENT PLANS.



SHEET INDEX

ОПЕ	
TM-1	PROJECT INFORMATION AND NOTES
TM-2	EXISTING PARCELS AND EASEMENTS
TM-3	VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES
TM-4A	VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES
TM-4B	VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES
TM-4C	VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES
TM-5	VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES
TM-6	VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES
TM-7A	VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES
TM-7B	VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES
TM-8	VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES
TM-9A	VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES
TM-9B	VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES
TM-10A	VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES
TM-10B	VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES
TM-11A	VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES
TM-11B	VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES
TM-12	VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES
TM-13	VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES
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TM-20

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Land Planning Landscape Architecture Civil Engineering Utility Design Land Surveying Stormwater Compliance

1570 Oakland Road (408) 487-2200

HMHca.com

San Jose, CA 95131

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2\03/01/21 PER CITY COMMENTS 1\02/05/21 PER CITY COMMENTS NO DATE DESCRIPTION PROJECT NO: CAD DWG FILE: 571900TM.DW **DESIGNED BY** DRAWN BY: CHECKED BY: **OCTOBER 7, 202** SCALE: NOT TO SCAL

PROJECT INFORMATION AND NOTES

OF 20

	LINE TABLE LINE T	111V11-1
	L1 75.00' N54°48'50"E	Land Use Entitlements Land Planning Landscape Architecture
	L3 270.61' N54°48'50"E	Civil Engineering Utility Design Land Surveying Stormwater Compliance
WORKING MH.	L5 120.00' N54°48'50''E L25 7.38' S81°47'33"E L45 7.91' S87°30'06"W L65 43.69' S37°39'18"W L65 43.69' S3	1570 Oakland Road (408) 487-2200 San Jose, CA 95131 HMHca.com
TO NORMAL WNER OR H	L7 2.03' S35°10'58"E	PROFESS/ONA
BE LIMITED SE OF THE C	L10 178.14' N54°48'18"E L30 50.00' S2°28'43"E L50 79.72' N30°09'18"E L90 37.79' N41°41'04"W L11 120.52' N35°09'56"W C10 100.06' 1556.00' 3°41'05" C30 231.06' 533.14' 24°49'56" L11 240.05' N35°09'56"W L31 14.33' S87°30'06"W L51 29.94' N52°20'42"W L91 195.26' N27°37'10"W L11 60.03' S40°10'41"E	No. 73073 SEED No. 73073
Y AND NOT NEGLIGENC	L12 125.01' S54°47'45"W L32 155.78' S2°29'54"E L52 29.98' N37°39'18"E L72 467.23' S60°06'24"W L92 14.03' N24°52'10"W L112 90.81' S33°36'42"E L13 118.56' N1°46'32"W L33 14.67' S87°41'45"W L53 199.56' N37°39'18"E L72 467.23' S60°06'24"W L112 90.81' S33°36'42"E L13 99.45' S87°41'45"W L53 199.56' N37°39'18"E L73 30.65' S29°51'51"E L93 89.01' N30°29'10"W L14 20.80' N400' 80°24'15" C33 136.91' 1260.74' 6°13'20"	OF CALIFORNIA
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L APPLY CO RISING FRON	L17 117.24' N2°28'55"W L37 27.35' N87°53'28"E L57 67.85' N39°24'09"E L57 67.85' N39°24'09"E L58 43.87' N30°12'09"E N30°1	
MENT SHAL LIABILITY AR	L19 51.68' N12°11'03"E L20 43.04' N6°16'48"W L39 150.87' S87°52'02"W L40 61.74' S2°55'42"E L59 102.39' S1°46'13"W L59 102.39' S1°46'13"W L60 59.96' S29°39'18"W L79 113.38' S1°33'50"E L10 190.79' N16°18'03"E L10 190.79' N16°18'03"E L119 162.78' S13°53'44"E L100 190.79' N16°18'03"E C20 126.96' 240.00' 30°18'30"	
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ND PROPER	(7) PG&E EASEMENT, TO BE RELOCATED (8) INGRESS EGRESS EASEMENT, TO BE VACATED (9) SANITARY SEWER EASEMENT & STORM DRAIN EASEMENT, TO BE RELOCATED (10) PG&E EASEMENT, TO BE RELOCATED	
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ETY OF ALL FORMANCE	(15) SANITARY SEWER EASEMENT, TO BE RELOCATED (16) PUBLIC UTILITY EASEMENT, TO BE RELOCATED (17) PG&E EASEMENT, TO REMAIN & STORM DRAIN EASEMENT, TO BE VACATED (18) SIDEWALK EASEMENT, TO REMAIN (19) PG&E EASEMENT & STORM DRAIN EASEMENT, TO REMAIN (25)-27-017 (25)-27-017 (38) (38) (39) (39) (39) (39) (39) (39) (39) (39) (39) (30)	RA UR
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SE OF CONS' SILITY, REAL	(36) RIGHTS OF THE PUBLIC, TO BE VACATED (37) AIRCRAFT NOISE EASEMENT, TO REMAIN (38) BUILDING HEIGHT RESTRICTION OF 4' & COMMUNICATION EASEMENT, TO REMAIN (39) STORM DRAIN EASEMENT, TO REMAIN (34) STORM DRAIN EASEMENT, TO REMAIN (35) STORM DRAIN EASEMENT, TO REMAIN (36) RIGHTS OF THE PUBLIC, TO BE VACATED (37) AIRCRAFT NOISE EASEMENT, TO REMAIN (38) BUILDING HEIGHT RESTRICTION OF 4' & COMMUNICATION EASEMENT, TO REMAIN (39) STORM DRAIN EASEMENT, TO REMAIN (30) STORM DRAIN EASEMENT, TO REMAIN	
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